

## LAKE COUNTY ZONING BOARD

May ,4 2005

### AGENDA

The Lake County Zoning Board will a public hearing at **9:00 a.m., on Wednesday, May 4, 2005**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, May 24, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

#### BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

#### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

#### COUNTY REPRESENTATIVES

Ms. Cindy Hall, Interim County Manager  
Mr. Sanford A. Minkoff, County Attorney

#### GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management  
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
May 4, 2005  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
May 24, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#41-05-4	Swansea Properties, LLC <b>Steven J. Richey, P.A.</b>	1	#48-05-CP/AMD
PH#44-05-5	Upton Downs/Lakes at Black Bear <b>Jimmy Crawford</b>	2	#49-05-PUD/AMD
PH#34-05-3	Kerry Wrobel & Jayson Stringfellow <b>Bret Jones, Esq.</b>	3	#45-05-Z
CUP#05/5/1-3	W. Steve Novillo	4	#50-05-CUP
PH#43-05-4	Stephen Zahn	5	#51-05-CP
PH#33-05-2	Orange Tree Subdivision <b>Robert A. Mandell</b>	6	#46-05-PUD/AMD
PH#40-05-3	Royal Highlands <b>Steven J. Richey, P.A.</b> <b>Greg Beliveau, AICP, LPG Urban &amp; Regional Planners</b>	7	#52-05-PUD/AMD
PH#16-05-1	Steve Donahue & Mike Ross	8	#17-05-CP/AMD
PH#13-05-1	ACA Academy, Pat Armentano <b>Steven J. Richey, P.A.</b>	9	#1-05-CFD
PH#36-05-2	C.A. Meyer Jr. <b>Jimmy Crawford</b>	10	#38-05-PUD
PH#28-05-3	Bas mattie Jamaludin <b>Suabi Ramnarain</b>	11	#31-05-CFD
CUP#05/5/2-4	Southern Oaks Training Center <b>Marlys A. Pinske</b>	12	#53-05-CUP/AMD
PH#42-05-3	M.L. & Jonnette Spikes	13	#54-05-CP
PH#45-05-5	Harbor Hills Development <b>Steve Richey, P.A.</b> <b>Greg Beliveau, AICP, LPG Urban &amp; Regional Planners</b>	14	#55-05-PUD/AMD

**TRACKING NO.: #48-05-CP/AMD**

**CASE NO: PH#41-05-4**

**AGENDA NO: # 1**

**OWNER:** Swansea Properties, LLC

**APPLICANT:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Mt Plymouth area – Property lying SE'ly of SR 46 and CR 437, E of Hunter Avenue and W of Payne Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend CP Ordinance #20-88 to add commercial uses such as retail sales/services; professional & medical offices; financial institutions and restaurant (general and fast food.)

**EXISTING ZONING:** CP (Planned Commercial)

**SIZE OF PARCEL:** 18.21 +/- acres

**FUTURE LAND USE:** UCN – Non Wekiva

**TRACKING NO.: #49-05-PUD/AMD**

**CASE NO: PH#44-05-5**

**AGENDA NO: #2**

**OWNER:** Upson Downs / Lakes at Black Bear

**REPRESENTATIVE:** Jimmy Crawford

**GENERAL LOCATION:** Lake Norris / East Lake County area – Property lying E of Lake Norris Rd and N of CR 44A and S of Lester Way.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend PUD Ord #57-91 to allow relocation of the recreation tract; the addition of 8 lots; and conversion of public roads in Phase 1 maintained by the County to private roads to be maintained by the Homeowner's Association (HOA).

**EXISTING ZONING:** PUD (Planned Unit Development)

**SIZE OF PARCEL:** 410 +/- acres

**FUTURE LAND USE:** WRPA / A-1-20

**TRACKING NO.: #45-05-Z**

**CASE NO: PH34-05-3**

**AGENDA NO: #3**

**OWNER:** Kerry Wrobel / Jayson Stringfellow

**GENERAL LOCATION:** Yalaha area – Property lying S of CR 48 and E of Bloomfield Ave. (16/21-20-25)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for single-family residential development.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 50+/acres

**FUTURE LAND USE:** Urban Expansion

TRACKING NO.: #50-05-CUP

CASE NO: CUP#05/5/1-3

AGENDA NO: #4

OWNER: W. Steve Novillo

GENERAL LOCATION: Lake Jem area – Property lying W of Red Farm Rd and E'ly of CR 448A.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for a Conditional Use Permit in Agriculture to allow the keeping of two mobile homes on site for use a caretaker's residence in conjunction with a nursery operation.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 5+/acres

FUTURE LAND USE: Urban Expansion

**TRACKING NO.: #51-05-CP**

**CASE NO: PH#43-05-4**

**AGENDA NO: #5**

**OWNER(S):** Stephen Zahn

**GENERAL LOCATION:** Eustis area – Property located NW'ly of Haselton Rd & SR 19 and E'ly of CR 19A and Ruth Avenue.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to allow for commercial uses to include, automobile sales, bank, car wash, consumer services & repair, medical services, professional offices, fast food restaurant (general convenience & retail).

**EXISTING ZONING:** R-6 (Urban Residential)

**SIZE OF PARCEL:** 1.04 +/- acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #46-05-PUD/AMD**

**CASE NO: PH#33-05-2**

**AGENDA NO: #6**

**OWNER:** Orange Tree Subdivision

**REPRESENTATIVE:** Robert A. Mandell, Greater Construction

**GENERAL LOCATION:** South Lake County – Property located within the Orange Tree subdivision, an out-parcel N of Holly Grove Blvd, E of US 27/SR 25. (15-24-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend PUD Ordinance #2004-31, to utilize the parcel for 45 single-family residential use rather than commercial uses, and to revise the buffers associated with the commercial development, within Phase 6 of this project.

**EXISTING ZONING:** PUD

**SIZE OF PARCEL:** 190+/acres

**FUTURE LAND USE:** Urban



**TRACKING NO.: #52-05-PUD/AMD**

**CASE NO: PH#40-05-3**

**AGENDA NO: #7**

**OWNER:** Royal Highlands

**APPLICANT:** Steven J. Richey, P.A. & Greg Beliveau, AICP, LPG Urban & Regional Planners

**GENERAL LOCATION:** Leesburg area – Property lying SW'ly of US 27/SR 25 and S of the Florida Turnpike, approximately 8 miles S of Leesburg.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend PUD Ordinance #1999-123 to add 44,500 square feet of commercial development such as but not limited to offices, retail/convenience, consumer services and specialty shops.

**EXISTING ZONING:** PUD (Planned Unit Development)

**SIZE OF PARCEL:** 1086.7 +/-acres

**FUTURE LAND USE:**

**TRACKING NO.: #17-05-CP/AMD**

**CASE NO: PH#16-05-1**

**AGENDA NO: #8**

**OWNER:** Steve Donahue & Mike Ross

**GENERAL LOCATION:** Bassville Park area – Property lying E of Haines Cree Rd / CR 473 and N of US Hwy 441 and to the W of Ironwood Avenue. **(24-19-25)**

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to amend CP Ordinance #39-82 to allow the use of a used car sales with the existing automobile repair facility.

**EXISTING ZONING:** CP (Planned Commercial) and R-6 (Urban Residential)

**SIZE OF PARCEL:** 1+/acres

**FUTURE LAND USE:** Urban

**TRACKING NO.: #1-05-CFD**

**CASE NO: PH#13-05-1**

**AGENDA NO: #9**

**OWNER:** Pat Armentano, ACA Academy

**REPRESENTATIVE:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of US Hwy 441/27. (32/33-18-24)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for revocation of A + CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

**EXISTING ZONING:** CUP + Agriculture

**SIZE OF PARCEL:** 65+/acres

**FUTURE LAND USE:** Urban / Urban Expansion

**TRACKING NO.: #38-05-PUD**

**CASE NO: PH#36-05-2**

**AGENDA NO: #10**

**OWNER: C.A. Meyer, Jr.**

**REPRESENTATIVE: Jimmy Crawford**

**GENERAL LOCATION:** Clermont area – Property lying N of SR 50 and E of Tiny Morse Blvd.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from HM (Heavy Industrial) and MP (Planned Industrial) to PUD to allow the use of a commercial development to include a automobile dealership and other commercial uses.

**EXISTING ZONING:** HM (Heavy Industrial) and MP (Planned Industrial)

**SIZE OF PARCEL:** 28.8 +/-acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #31-05-CFD**

**CASE NO: PH#28-05-3**

**AGENDA NO: #11**

**OWNER: Basmattie Jamaludin**

**REPRESENTATIVE: Suabi Ramnarain**

**GENERAL LOCATION:** Yalaha area – Property located on the E side of Guava Street and SW'ly of CR 48.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from AR (Agriculture Residential) to CFD (Community Facility District) to allow the use of the property for a cemetery.

**EXISTING ZONING: AR (Agriculture Residential)**

**SIZE OF PARCEL:** 4.3+/acres

**FUTURE LAND USE: Urban Expansion**

**TRACKING NO.: #53-05-CUP/AMD**

**CASE NO: CUP#05/5/2-4**

**AGENDA NO: #12**

**OWNER:** Marlys A. Pinske, Southern Oaks Training Center

**GENERAL LOCATION:** East Lake County / Seminole Springs area – Property located W of CR 46A and S of SR 44 just W/ly of CR 437.

**APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend CUP Ordinance #1998-12 to allow the placement of a maximum of 12 RV spaces for temporary living facilities for guests during 6 months of the year for during training of race horses.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 150+/acres

**FUTURE LAND USE:** Wekiva River Protection Area  
Receiving Area A-1-20  
Sending Area A-1-20  
Sending Area A-1-40

TRACKING NO.: #54-05-CP

CASE NO: PH#42-05-3

AGENDA NO: #13

OWNERS: M.L. & Jonnette Spikes

GENERAL LOCATION: Yalaha area – Property lying N of CR 48 and W of Lakeshore Drive.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request rezone from A (Agriculture) to CP (Planned Commercial) to allow for commercial uses, including self-storage units.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 2.66 +/- acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #55-05-PUD/AMD**

**CASE NO: PH#45-05-5**

**AGENDA NO: #14**

**OWNER:** Harbor Hills Development, LP

**REPRESENTATIVE:** Steven J. Richey, P.A. and Greg Beliveau, AICP, LPG

**GENERAL LOCATION:** Lady Lake area – Property located S of Lake Griffin Rd and Marion County Rd; W of Gray's Airport Rd, and N of Griffin View Dr.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend PUD Ord#44-90 to add 150 single-family units within the existing PUD, for a total of 949 residential units.

**EXISTING ZONING:** PUD (Planned Unit Development)

**SIZE OF PARCEL:** 866 +/-acres

**FUTURE LAND USE:** Suburban